112.0	0005	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	749,500 / 749,500
					USE VALUE:	749,500 / 749,500
					ASSESSED:	749,500 / 749,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		THESDA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DISHMAN JEFFREY R &
Owner 2:	DISHMAN ELIZABETH P
Owner 3:	
Street 1:	43 THESDA STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CORBETT PAUL E & JAYNE L -
Owner 2:	-
Street 1:	43 THESDA STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .177 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Clapboard Exterior and 1728 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7709.000	339,200		410,300	749,500
Total Card	0.177	339,200		410,300	749,500
Total Parcel	0.177	339,200		410,300	749,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.74 | /Parcel: 433.74

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 71282

GIS Ref

GIS Ref

Insp Date 09/19/18

!8699!

PREVIOUS ASSESSMENT

Parcel ID: 112.0-0005-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	339,200	0	7,709.	410,300	749,500		Year end	12/23/2021
2021	101	FV	329,100	0	7,709.	410,300	739,400		Year End Roll	12/10/2020
2020	101	FV	329,100	0	7,709.	410,300	739,400	739,400	Year End Roll	12/18/2019
2019	101	FV	247,900	0	7,709.	404,400	652,300	652,300	Year End Roll	1/3/2019
2018	101	FV	248,900	0	7,709.	310,700	559,600	559,600	Year End Roll	12/20/2017
2017	101	FV	248,900	0	7,709.	293,100	542,000	542,000	Year End Roll	1/3/2017
2016	101	FV	248,900	0	7,709.	269,600	518,500	518,500	Year End	1/4/2016
2015	101	FV	237,000	0	7,709.	252,000	489,000	489,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:46:11

LAST REV

Date	Time
11/07/19	08:55:06
danam	

PAT ACCT. 8699

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CORBETT PAUL E	65489-24		6/5/2015		707,000	No	No		
	18207-104		6/1/1987		99	No	No		A

USER DEFINED

Prior Id # 1:	71282
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2019	643	Heat App	6,000	C				
9/21/2018	1372	Addition	300,000	O				
6/24/2016	870	Solar Pa	2,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2018	Meas/Inspect	CC	Chris C
4/7/2009	Entry Denied	372	PATRIOT
11/7/2000	Hearing Chag	201	PATRIOT
2/7/2000	Meas/Inspect	264	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7709		Sq. Ft.	Site		0	70.	0.76	6			Wet	-10					410,301						410,300	

Total AC/HA: 0.17697 | Total SF/SM: 7709 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 410,301 | Spl Credit | Total: 410,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.25763893
Const Adj.:	0.99980003
Adj $ / SQ:	163.460
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	416751
Depreciation:	77516
Depreciated Total:	339235

COMMENTS

BMT GAR NO ACCESS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

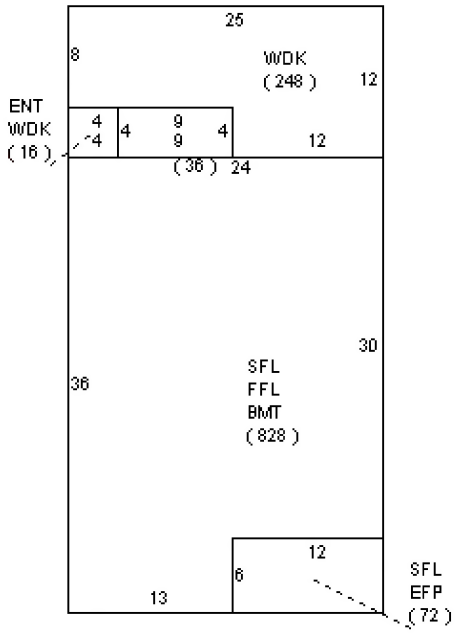
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	163.46
Special Features:	0	Val/Su Net:	116.64
Final Total:	339200	Val/Su SzAd	196.30

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	900	163.460	147,114
BMT	Basement	828	49.040	40,604
FFL	First Floor	828	163.460	135,345
WDK	Deck	264	9.790	2,583
EFP	Enclos Porch	72	65.020	4,682
ENT	ENTRY	16	26.390	422

Net Sketched Area:	2,908	Total:	330,750
Size Ad	1728	Gross Area	2908	FinArea	1728
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

112.0-0005-0010.0

IMAGE

AssessPro Patriot Properties, Inc